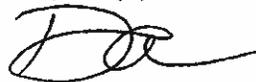


The Honorable Brandon Elefante, Chair
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- The site is over one-half mile from the rail station, which is near the extent most people are willing to walk to rail transit. We prefer TOD zoning with higher heights closer to the station first to help concentrate development, and consequently people, where they would more likely take advantage of and support the rail transit system. The proposed change may dilute this objective if the market is not strong enough to support full buildout of the station area. A future round of TOD zoning could accommodate the proposed change (we plan to return to City Council for subsequent rounds of TOD zoning, particularly when sea level rise regulations are in place).
- During this TOD zone change process, the DPP received requests from other landowners asking for additional heights than what we recommended in our draft bill for an ordinance, that were not approved. We are concerned about a consistent and fair approach for all requests.
- The landowners have not shared any specific project plans or detailed rationale to support a height increase that deviates significantly from the TOD Plan. We could consider the additional height in the future if, for example, they develop conceptual plans and renderings for the community to review and support. Additionally, should a viable project come forth in the meantime without the proposed heights, the Hawaii Revised Statutes Chapter 201H process for affordable housing projects is a potential option that could allow additional height on site.

Thank you for this opportunity to testify. Should you have any questions, please contact Tim Streitz of our staff at, 808-768-8042 or tstreitz@honolulu.gov.

Very truly yours,



Dawn Takeuchi Apuna
Acting Director

APPROVED:



Michael D. Formby
Managing Director